



To the Honorable Council  
City of Norfolk, Virginia

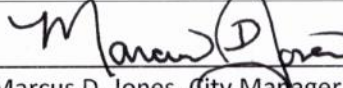
December 15, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: Amend the Taylor's Landing Mixed Use Planned Development (PD-MU Taylor's Landing) on property located at 8142 Shore Drive – 8412 Shore Drive Development, LLC

Reviewed:   
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 5/6

Approved:   
Marcus D. Jones, City Manager

Item Number: **PH-11**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** This request would allow the applicant to modify the existing Taylor's Landing Mixed Use Planned Development language to increase the number of residential units, change the approved site plan and setbacks, decrease parking, and require the development to be reviewed by the Architectural Review Board.
- IV. **Applicant:** 8412 Shore Drive Development, LLC
- V. **Description:**
  - The site is currently developed with a boat dry storage facility, a marina, a vacant restaurant and 2.8 acres of vacant land.
  - The current Taylor's Landing Mixed Use Planned Development was approved in 2006 with for a restaurant, dry boat storage, marina and 80 multi-family dwelling units.
  - The proposed amendments would modify the following development criteria:
    - The proposed uses are the same, however, the site plan now depicts commercial along Shore Drive.
    - The multi-family residential building will be located behind the commercial and will increase to 109 dwelling units.
    - Setbacks:
      - Shore Drive: 5 feet
      - Adjacent to residential: 5 feet buffered area with landscaping or fence
    - 1.6 parking spaces per dwelling unit.

Staff point of contact: Susan Pollock at 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)

**Attachments:**

- Staff Report to CPC dated November 12, 2015 with attachments
- Letter of support from East Ocean View Civic League
- E-mail of opposition from resident
- Proponents and Opponents
- Ordinance



**Planning Commission Public Hearing: November 12, 2015**

Executive Secretary: George M. Homewood, AICP, CFM *LMH III*

Planner: Susan Pollock, CFM *SP*

<b>Staff Report</b>	<b>Item No. C-1</b>	
<b>Address</b>	<b>8142 Shore Drive</b>	
<b>Applicant</b>	<b>8412 Shore Drive Development, LLC</b>	
	<b>Text Amendment</b>	Amend the Taylor's Landing Mixed Use Planned Development (PD-MU Taylor's Landing)
<b>Property Owners</b>	8412 Shore Drive Development, LLC and Harrison Marina, LLC	
<b>Site Characteristics</b>	Site Area	7 acres
	Zoning	PD-MU Taylor's Landing
	Neighborhood	East Ocean View
	Character District	Suburban
<b>Surrounding Area</b>	North	East Beach Harbor (EBH)
	East	Little Creek
	South	C-2 (Corridor Commercial): Offices; R-11 (Medium Density Multi-Family): Mix of single-family and duplexes
	West	PD-R Harbor Walk (Harbor Walk Planned Development): Multi-Family; C-2: Eating and drinking establishment, vacant property, offices





**A. Summary of Request**

This request would allow the applicant to modify the existing Taylor's Landing Mixed Use Planned Development language to increase the number of residential units, change the approved site plan and setbacks, decrease parking, and require the development to be reviewed by the Architectural Review Board.

**B. Plan Consistency**

- *plaNorfolk2030* designates this site as commercial.
- Since commercial uses would continue to be an aspect of the development mix proposed for this site, the proposed text amendment is consistent with *plaNorfolk2030*.

**C. Zoning Analysis**

i. General

*Existing Conditions*

- The site is currently developed with a boat dry storage facility, a marina, a vacant restaurant and 2.8 acres of vacant land.
- The current Taylor's Landing Mixed Use Planned Development was approved in 2006 with the following development criteria:
  - Mixed use community with a marina, restaurant, offices, retail sales, boat sales, multi-family and dry storage.
  - The maximum density allows no more than 80 residential dwelling units.
  - The maximum building height for the residential is 90 feet and the maximum height for the all other buildings is 60 feet.
  - Setbacks:
    - Shore Drive: 10 feet
    - Adjacent to residential: 10 feet buffered area with landscaping or fence

ii. Zoning Text Amendment

- The proposed amendments would modify the following development criteria:
  - The proposed uses are the same, however, the site plan now depicts commercial along Shore Drive.
  - The multi-family residential building will be located behind the commercial and will increase to 109 dwelling units.
  - Setbacks:
    - Shore Drive: 5 feet
    - Adjacent to residential: 5 feet buffered area with landscaping or fence

iii. Parking

- Under the current Planned Development, specific parking requirements are established for boat sales and service, dry storage and the multi-family; these will remain unchanged.
- Under the current Planned Development, the parking for multi-family is two parking spaces per dwelling unit.



- The applicant is proposing to reduce the parking to 1.6 dwelling units.
- This site is located within the Suburban Character Area which requires 1.75 parking spaces per dwelling unit.
- The applicant is proposing 13,000 square feet of commercial space which requires 52 parking spaces.
  - This complies with current parking requirements for retail sales and service in a Suburban Character area.
- The *Zoning Ordinance* allows for alternative parking standards such as shared parking.
  - Shared parking should be considered where there is parking for multiple, separate uses that can be provided collectively.
  - A reduction in the parking required for each separate use may be allowed when the separate uses involve differing hours of operation, days of operation, or other circumstances that make it unlikely that the separate uses will experience peak-hours of usage simultaneously.
  - Peak hours for residential and commercial differ and residents will most likely patronize the retail sales and service and vice versa.
  - Shared parking would be appropriate for these proposed uses on the same site.

iv. Flood Zone

- The property is located in the X (Shaded), and AE (7.6 and 8.1) Flood Zones which are moderate and high risk flood zones.
- The portion of the property in the AE Flood Zone has a required Base Flood Elevation (BFE); development of the property will have to be elevated or floodproofed, to the BFE plus three feet of freeboard.

**D. Transportation Impacts**

- Institute of Transportation Engineers figures estimate that the proposed addition of 70 apartment units on this site above currently approved levels will generate 466 additional vehicle trips per day.
- The site is near frequent transit service with Hampton Roads Transit bus route 1 (Granby Street) operating near the site.

**E. Impact on the Environment**

- As a new development, it will have to complete the Site Plan Review Process with all the standards set forth in the *Zoning Ordinance*.
  - Amenities such as a pool, meeting space and indoor storage for bicycles will be provided.
  - Through the City's Site Plan Review process, all applicable erosion and sediment control, floodplain, buffering, screening and any other environmental requirements, including all stormwater management provisions, will be addressed prior to issuance of building permits.
  - A landscape plan will be required through the City's Site Plan Review process, which must be approved through the Department of Recreation, Parks and Open Space.



**F. Impact on Surrounding Area/Site**

- The proposed amendments to the existing Planned Development would not change the permitted uses.
- Development of the site subject to the text contained in the Planned Development, Site Plan Review and review by the Architectural Review Board would ensure that the proposed development would not negatively impact the surrounding area.

**G. Payment of Taxes**

The owners of the property are current on all real estate taxes.

**H. Civic League**

Notice was sent to the East Ocean View Civic Leagues on September 10.

**I. Communication Outreach/Notification**

- Legal notice was posted on the property on September 15.
- Letters were mailed to all property owners within 300 feet of the property on October 8.
- Legal notification was placed in *The Virginian-Pilot* on October 8 and October 15.

**J. Recommendation**

Staff recommends approval, given that the proposed amendments will provide commercial, a needed commodity, in this portion of East Ocean View and residential at only a slightly higher density that was approved by the original Planned Development.

**Attachments**

Proposed text  
Location map  
Zoning map  
Application  
Notice to the civic leagues



## **Proponents and Opponents**

### **Proponents**

Robert DiBerardinis  
2147 Lords Landing  
Virginia Beach, VA 23454

Jon Wiegand  
2533 Virginia Beach Boulevard  
Virginia Beach, VA 23452

Shawn kohl  
7440 Central Business Park Drive  
Norfolk, VA 23513

John Trant, II  
7440 Central Business Park  
Norfolk, VA 23513

Russell Turner  
7440 Central Business Park, Suite 100  
Norfolk, VA 23513

John Green  
4720 East Beach Drive  
Norfolk, VA 23518

Grey Mason  
2533 Virginia Beach Boulevard  
Virginia Beach, VA 23452

### **Opponents**

None



Form and Correctness Approved:

By

Office of the City Attorney

Contents Approved:

By

DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE TO AMEND SECTION 27-26 OF THE ZONING ORDINANCE OF THE CITY OF NORFOLK, 1992, SO AS TO INCREASE THE MAXIMUM NUMBER OF DWELLING UNITS AND REDUCE OFF-STREET PARKING REQUIREMENTS IN THE TAYLOR'S LANDING PLANNED DEVELOPMENT (PD-MU TAYLOR'S LANDING) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That Section 27-26 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Taylor's Landing Planned Development (PD-MU Taylor's Landing)," is hereby amended and reordained in order to increase the maximum number of dwelling units and reduce off-street parking requirements in the district.

Section 2:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (4 pages)



## EXHIBIT A

### 27-26 Taylor's Landing Planned Development (PD-MU Taylor's Landing).

- 27-26.1 *Purpose statement.* The Taylor's Landing Planned Development is intended to provide for a mixed use community with a mid-rise residential development with parking on the first floor, marina, restaurants, offices, retail sales, boat sales and service, boat slips and storage, and related waterfront recreation-oriented activities. The development is located on the eastern side of Shore Drive on Little Creek.
- 27-26.2 *Land uses.* Land uses permitted in the district shall be permitted by right or by special exception as specified in Table 27-26-A – Table of Land Uses and shall be restricted to the uses listed therein.
- 27-26.3 *Reserved.*
- 27-26.4 *Maximum density.* No more than 150 residential dwelling units are permitted.
- 27-26.5 *Maximum building height.* The building height for the residential condominium structure shall not exceed 90 feet. The building height of all other buildings in the district shall not exceed 60 feet.
- 27-26.6 *Parking requirements.* All uses and structures permitted in the district shall comply with the parking provisions of article III, chapter 15, subject to modification by the specific provisions outlined in Table 27-26-B. Shared parking shall be permitted, as provided in section 15-5.2 of this ordinance.
- 27-26.7 *Yard/setback requirements.* The setback along Shore Drive shall be a minimum of ten (10) feet, interior side yard setbacks shall be a minimum of ten (10) feet, and there shall be a zero-foot setback along portions of the property fronting onto Fisherman's Cove. Where applicable, a ten-foot buffer yard shall be provided as set forth in section 27-26.8.
- 27-26.8 *Buffer yard requirements.*
- (a) A buffer yard of not less than five (5) feet shall be required for all commercial uses which are located adjoining, adjacent to, or across an alley from any property zoned residential. The



required buffer yard shall be maintained as a planted or landscaped area only. Parking, storage, refuse containers, or other structures, accessory or otherwise, shall not be located within any required buffer yard. Such buffer yards shall extend the entire length of the boundary line of the residential district.

- (b) There shall be fencing or landscaping, not less than six (6) nor more than eight (8) feet in height, installed along the entire length of the boundary line of the residential district, except for the depth of a required front or corner side yard in the adjacent or adjoining residential property. Access drives shall not be located within any required buffer yard.

27-26.9 *Signs.* The sign standards for commercial and residential uses in chapter 16 shall apply, subject to the following provisions:

- (a) No more than two (2) freestanding signs shall be permitted on site. One may be located at the Shore Drive entrance, and one may be located at the Wisteria Place entrance.
- (b) Each freestanding sign shall not exceed 72 square feet per face, shall not exceed a height of 16 feet, and shall be set back a minimum of five (5) feet from the property line.

27-26.10 *Design Review.* The exterior elevations and materials for all residential and commercial buildings constructed must be reviewed and approved in accordance with the city's design review process prior to issuance of any building permit.



**PD-MU TAYLOR'S LANDING**  
**TABLE 27-26-A – TABLE OF LAND USES**

LAND USES  P = Permitted Use S = Special Exception Use	DISTRICT	COMMENTS
	PD-MU Taylor’s Landing	
RESIDENTIAL USES		
Mixed Use	P	
Multi-Family (3-6 units)	P	
Multi-Family (7 or more units)	P	
OFFICE USES		
Office	P	
Office, Contractor (no exterior storage)	P	
Office/Clinic, Medical	P	
COMMERCIAL USES		
Art Gallery	P	
Boat Sales and Service	P	
Convenience Store, 24-Hours (no fuel sales)	S	
Eating Establishment	P	
Eating and Drinking Establishment	S	Subject to the requirements of § 25-10.1 Adult uses
Entertainment Establishment	S	Subject to the requirements of § 25-10.1 Adult uses
Financial Institution	P	
Health and Fitness Facility	P	
Marina (without boat repair)	P	
Personal Watercraft Rental	P	Subject to the requirements of § 25-10.6 Rental of personal watercraft
Recreational Sports, Outdoor	P	
Retail Goods Establishment	P	
Retail Goods Establishment (operating after midnight)	S	
Retail Services Establishment	P	
Retail Services Establishment (operating after midnight)	S	



<b>LAND USES</b> <b>P = Permitted Use</b> <b>S = Special Exception Use</b>	DISTRICT	COMMENTS
	PD-MU Taylor's Landing	
Sale of Alcoholic Beverages for Off-Premise Consumption	S	Subject to the requirements of § 25-10.1 Adult uses
Studio, Arts	P	
Studio, Dance	P	
<b>PUBLIC AND CIVIC USES (Sites &lt; 1 Acre)</b>		
Communication Tower (commercial)	S	Subject to the requirements of § 25-10.5 Communication tower
Community Dock	P	
Day Care Center, Adult	P	
Governmental Operations (non-industrial)	P	
Park	P	
Recreation Center, Community (private)	S	
Utility Facility	P	
<b>INDUSTRIAL USES</b>		
Boat Dry Storage Facility	P	Facility having operating hours between 6:00 a.m. and 8:00 p.m. Number of boats stored not to exceed 504

<b>TABLE 27-26-B</b> <b>TABLE OF OFF-STREET PARKING REQUIREMENTS</b> <b>FOR TAYLOR'S LANDING PLANNED DEVELOPMENT (PD-MU TAYLOR'S LANDING)</b>	
Use	Formula
Boat dry storage facility	1 space per 10 boat slips
Boat service	2 spaces per bay plus 1 space per employee
Boat sales	1 space per 1,000 square feet of gross floor area
Multi-family	1.6 spaces per dwelling unit



**Location Map**

**8412 SHORE DRIVE  
DEVELOPMENT, LLC**



SHORE DRIVE

WISTERIA PLACE

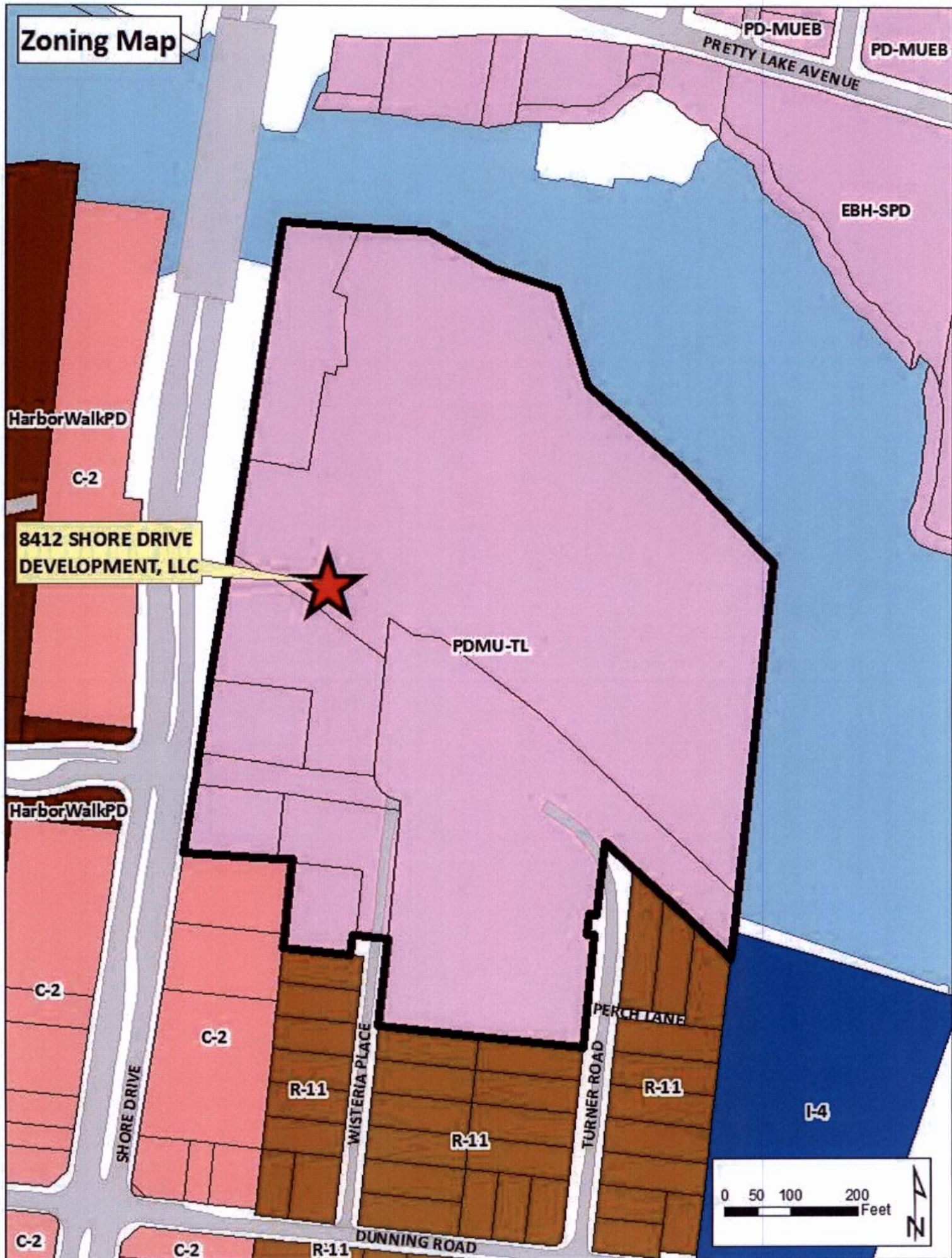
TURNER ROAD

0 45 90 180 Feet





# Zoning Map









## DATA: OVERALL DEVELOPMENT

**MULTI-FAMILY: 1 BUILDING; 111 UNITS TOTAL**  
(5-STORIES OVER 1-STORY PODIUM):

- 38 - 1 BR UNITS (34.2%)
- 63 - 2 BR UNITS (56.8%)
- 10 - 3 BR UNITS (9.0%)

MIN. 3 - ANSI TYPE A UNITS REQUIRED (2%)  
ALL OTHER UNITS TO BE ANSI TYPE B

**RETAIL: 2 BUILDINGS (1-STORY EACH)**  
• 13,100 TOTAL SF

**PARKING (TRADITIONAL CHARACTER DISTRICT):**  
• REQUIRED: RETAIL (1 SP / 300 SF) = 43 SPACES  
• REQUIRED: MULTI-FAMILY (1.6 SP / UNIT) = 177 SPACES

TOTAL REQUIRED = 220 SPACES  
TOTAL SPACES PROVIDED = 220 SPACES

-  CIRCULATION, STRUCTURE
-  1 BEDROOM/1 BATHROOM UNIT
-  2 BEDROOM/2 BATHROOM UNIT
-  3 BEDROOM/2 BATHROOM UNIT
-  COMMUNITY SPACE/AMENITIES







## APPLICATION TEXT AMENDMENT

Date of application: 8/6/15

### Zoning Ordinance Text Amendment

Amend Section(s) 27-26 TAYLORS LANDING PLANNED DEVELOPMENT  
Add New Section(s) \_\_\_\_\_

### APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) 8412 SHORE DRIVE DEVELOPMENT, LLC DRIVE (First) \_\_\_\_\_ (MI) WHITE 100

Mailing address of applicant (Street/P.O. Box): 7440 CENTRAL BUSINESS PARK

(City) NORFOLK (State) VA (Zip Code) 23513

Daytime telephone number of applicant (757) 560-4204 Fax ( ) \_\_\_\_\_

E-mail address of applicant: BOBBY@TEAMPN.COM

### AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) \_\_\_\_\_ (First) \_\_\_\_\_ (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): \_\_\_\_\_

(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip Code) \_\_\_\_\_

Daytime telephone number of applicant ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_

E-mail address of applicant: \_\_\_\_\_

### DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)



**Text Amendment**

**Page 2**

**PROPERTY OWNER(S)**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) 8142 SHORE DRIVE DEVELOPMENT, LLC (First) \_\_\_\_\_ (MI) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box): 7440 CENTRAL BUSINESS PARK DRIVE, SUITE 100

(City) NORFOLK (State) VA (Zip Code) 23513

Daytime telephone number of owner (757) 560-4204 email: JHASSANI@TSTVB.COM

If applicable – list all property owners information with signatures on a separate attachment

**DESCRIPTION OF AMENDMENT**

Purpose of Amendment TO BUILD AN APARTMENT BUILDING AND TWO/THREE  
RETAIL BUILDINGS ON PROPERTY / To amend the existing  
Taylor's Landing Planned Development.

**CIVIC LEAGUE INFORMATION**

Civic League contact: JOHN GREENE

Date(s) contacted: 9/2/15

Ward/Super Ward information: WARD 5 - TOMMY SMIGIEL  
SUPERWARD 6 - BARCLAY WINN

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)



**REQUIRED ATTACHMENTS**

- ✓ Language for the text amendment (\*see Example attached).
- ✓ Required application fee, **\$420.00** (if check, make payable to the City of Norfolk).
  - Application fee includes a non-refundable \$5 technology surcharge.

**CERTIFICATION:**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: ROBERT S. DIBEFARDINI Sign: [Signature] 9/6/15  
(Property Owner or Authorized Agent of Signature) (Date)

Print name: ROBERT S. DIBEFARDINI FOR  
8142 SHORE DRIVE DEVELOPMENT, LLC Sign: [Signature] 9/6/15  
(Applicant) (Date)

**ONLY NEEDED IF APPLICABLE:**

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_  
(Authorized Agent Signature) (Date)



## Pollock, Susan

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**From:** Straley, Matthew  
**Sent:** Thursday, September 10, 2015 10:30 AM  
**To:** 'greenie4720@yahoo.com'  
**Cc:** Smigiel, Thomas; Winn, Barclay; Ransom, Carlton; Pollock, Susan  
**Subject:** new Planning Commission application - Taylor's Landing Planned Development  
**Attachments:** Taylors Landing.pdf

Mr. Greene,

Attached please find the application for a zoning text amendment to section 27-26, "Taylor's Landing Planned Development (PD-MU Taylor's Landing)" of the Zoning Ordinance of the City of Norfolk, to increase the number of dwelling units and decrease the off-street parking requirements within the Taylor's Landing Planning Development zoning district.

The item is tentatively scheduled for the October 22, 2015 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Susan Pollock Hart* at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)

Thank you.

### Matthew Straley

GIS Technician II

Norfolk Department of City Planning

810 Union Street, Suite 508 | Norfolk, Virginia 23510

[Matthew.Straley@norfolk.gov](mailto:Matthew.Straley@norfolk.gov) | Tel: 757-664-4769 | Fax: 757-441-1569





9 November 2015

City of Norfolk  
810 Union Street  
Director of Planning and Community Development, Suite 508  
City Hall Building  
Norfolk, VA 23510

Subject: Request for Amendment to Existing Taylor's Landing Planned Development

I am pleased to give my support and that of the East Ocean View Civic League (EOVCL) to Mr. Bobby DeBerardinis' and partners' request to build an apartment complex called "Taylor's Landing" at 8412 Shore Drive in East Ocean View. Specifically, we support the zoning text amendment to section 27-26, Taylor's Landing Planned Development (PD-MU Taylor's Landing), of the Zoning Ordinance of the City of Norfolk, to increase the number of dwelling units and decrease the off-street parking requirements within the Taylor's Landing Planning Development zoning district.

I met with Mr. DiBerardinis and his project partner, Mr. Russell Turner, on 9 Sept to discuss the proposal, which I had heard about from Mr. DiBerardinis by e-mail. He indicated when we met this had already been preliminarily scheduled for October, indicative of the fact a fair amount of groundwork had already gone into this. It was fortuitous we had met, in that I received an e-mail with an attached copy of the proposal the day *after* our meeting from Mr. Matt Straley, Planning Department. Subsequently, I asked Mr. DiBerardinis if he would postpone the agenda item until after our Board could review the proposal, and if he would attend our November 5<sup>th</sup> meeting to address any questions. He agreed to a postponement, and he and his architect and business partners attended the meeting.

They presented their proposal for a 5-story, 106-unit complex—a mix of 1- and 2-bedroom apartments, along with retail and office space (at our one-on-one, the possibility of 1-2 restaurants was addressed, but not at the meeting as negotiations continue). Mr. DiBerardinis and his partners addressed residents' questions regarding the proposed zoning request, including size, parking, and traffic concerns. They and Ms. Bolen, the Civic League Vice President who chaired the meeting, also addressed concerns raised by a number attendees who voiced their disapproval for the project en masse—largely because of the undesirability of additional renters, or "transients," as they were disparagingly referred to—even though they were not members and were thus were not allowed to vote. They also left the meeting en masse after the vote.

Residents believed Mr. DiBerardinis answered their concerns satisfactorily regarding parking (1.6 spaces/unit between enclosed and exterior space; 53 units for commercial parking; and upwards of 200 "shared" units); trafficability (70% of the units are 1-BR, which most likely will result in fewer vehicles than for 2-BR units; discussions also continue between the partners and the City regarding a traffic light



at the entrance/exit to the complex); and rent versus ownership (this is a high quality operation and many renters who may not be able to afford a home initially may be able to at some point hence). After answering all questions, the request was then voted on and approved 33-4.

We believe the addition of this complex will be good for our area and will bring much-needed disposable income to current local businesses; encourage home ownership and future businesses; and we hope many of the residents will become Civic League members.

Sincerely,

//Original Signed//

John M. Greene, Jr.  
President, East Ocean View Civic League

Cc:  
Ms. Susan Pollock, Planning Directorate  
Councilman Tommy Smigiel, Ward 5  
Councilman Barclay Winn, Superward 6  
Mr. Matt Hales, Planning Commission  
Mr. Martin Thomas, Planning Commission  
Ms. Ann Bolen, VP EOVCCL



## Pollock, Susan

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**From:** Kelly Vinson <vinson.kelly@gmail.com>  
**Sent:** Tuesday, November 10, 2015 5:34 PM  
**To:** Pollock, Susan  
**Subject:** Taylor's Landing Proposed Changes

Dear Ms. Pollock,

My husband & I are 15 year homeowners in East Ocean View. We live within walking distance to this proposed project and would urge the City Council to deny the proposed changes; namely increasing the density while simultaneously reducing the amount of parking required.

We would like to offer our comments on this project in general, as well as specifically comment on the proposed changes to the density/parking reduction, as it was presented to the East Ocean View Civic League last week.

In general, we are disappointed that this project will do nothing to increase the quality of life for current residents of East Ocean View. Taylor's Landing could/should be a prime location for the addition of high quality boutique style shops & eateries, due to its proximity to the water/marina. We believe that the Coastal Character of the East Beach Model has been successful in creating the Village concept in a residential district that also shares some "walk-to" locations for the current residents.

We would support a continuation of that same Village concept in the Taylor's Landing project, which combines boutique retail on the ground floor and would allow for some ("cool to those sought-after-Millennials") loft style residential units above. We believe that a combined use of residential and retail is a good idea, but feel that the current proposed number of residential units, as well as the height, far exceeds what would be reasonable for that parcel.

Specifically, the current proposal for a behemoth 5 story block of apartments (4 stories above a giant parking lot), that is 70% one bedroom with only a few retail locations..(off water) does not seem to be the best and highest use for this unique location.

East Ocean View currently has a high vacancy rate for the existing apartments, and plenty of opportunity for short-term folks to find decent housing. What we need more of, are owner occupied residential developments. If the residences that are created at Taylor's Landing would instead, become Condo units that would be owner occupied for a period of time, we feel they would be more likely to attract people that would become productive members of our little beach community.

Our other concern, is the traffic congestion that would be created at the bridge heading into and out of EOv. Traffic at the bridge will be backed up, without total reconstruction of that section of road. For people heading into the development from EOv, a U turn would be required at Little Creek and Shore Drive..(UGH!) That intersection is already quite overloaded with base traffic at certain times of the day. There isn't a turn lane, or room to add one, at the entry of the proposed development..so vehicles waiting to get into the property will back up to the same Shore Drive/Little Creek intersection. A nightmare for current residents as well as future residents of the New Taylor's Landing.



As longtime supporters of the general direction Norfolk is trying to take East Ocean View, this project seems to fall quite short of the long term vision and we urge the City Council to deny the request to increase the density while also decreasing the required parking.

Sincerely,  
David & Kelly Vinson  
9545 21st Bay Street